

**Grantee: Kentucky**

**Grant: B-11-DN-21-0001**

**July 1, 2015 thru September 30, 2015 Performance Report**

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**Grant Number:**

B-11-DN-21-0001

**Obligation Date:****Award Date:****Grantee Name:**

Kentucky

**Contract End Date:**

03/02/2014

**Review by HUD:**

Submitted - Await for Review

**Grant Award Amount:**

\$5,000,000.00

**Grant Status:**

Active

**QPR Contact:**

Travis Weber

**LOCCS Authorized Amount:**

\$5,000,000.00

**Estimated PI/RL Funds:**

\$245,851.61

**Total Budget:**

\$5,245,851.61

## Disasters:

### Declaration Number

NSP

## Narratives

### Summary of Distribution and Uses of NSP Funds:

10/30/15: Per HUD Field Office: have deleted Action Plan Amendment language in order to submit QPR.

06/15/15: Updates include the receipt of program income increased the amount available to budget to Kentucky's NSP projects.

06/30/14: Updates include reclassification of funds within various homeownership activities to reflect sales of units to below 50 percent AMI households and end-of-quarter reconciliation for each activity, funded project and overall allocation of NSP funds and program income funds received and disbursed.

09/22/14: Update includes the receipt of program income, increasing the amount available to budget to Kentucky NSP-3 projects.

06/30/14: Updates include reclassification of funds within various homeownership activities to reflect sales of units to below 50 percent AMI households and end-of-quarter reconciliation for each activity, funded project and overall allocation of NSP funds and program income funds received and disbursed.

#### Action Plan Amendment - February 14, 2014

The Kentucky NSP-3 Action Plan is being amended to reflect the following changes:

The receipt of program income increased the amount available to budget to Kentucky's NSP project. Additionally, several subrecipients' allocations are being reduced by the Kentucky Department for Local Government (DLG) as follows:

- Purchase Area Housing Corporation completed eight units, and have sold seven of those. While DLG is allowing Purchase to retain the budget to close the last home, the remainder of the allocation is being rebudgeted to other subrecipients. Purchase's reduced NSP-3 total allocation is \$1,111,145.50.

- Louisville Metro Government is nearing completion of their NSP-3 units, but was unable to further expand due to budgetary and time constraints. Louisville Metro's reduced total NSP-3 allocation is \$391,851.60.

DLG is reallocating the balance of their unobligated funds and rebudgeting those funds to other subrecipients.

The reallocation of those funds are as follows:

- Henderson Housing Authority has included an additional unit to its NSP-3 project, for a total NSP-3 allocation of \$930,142.82.
- Newport Millennium Housing Corporation had previously been asked to complete another housing unit in anticipation of program income funds. As a result, Newport's increased total NSP-3 allocation is \$941,249.40.
- Due to the additional capital from the receipt of program income, DLG's allocation of admin is being increased for a total NSP-3 allocation of \$294,842.04.

01/28/14: Updates were done by the previous program administrator. Typical updates included reclassification of funds to or from various activities to reflect sales of units to <50% or >50% AMI households, and end-of-quarter reconciliation for each activity, funded project, and overall allocation of NSP funds to Commonwealth and reconciliation of all program income received/dispensed.



## Summary of Distribution and Uses of NSP Funds:

Action Plan Amendment February 13, 2013:

The Kentucky NSP-3 Action Plan is being amended to reflect the following proposed changes:

- Withdrawal by Community Ventures Corporation, Lexington/Fayette County, Ky., due to lack of eligible properties that can be cost effectively acquired/rehabbed or newly constructed within the agency's NSP-3 target area. Funds have been redirected to NSP-3 high-performing grantee Purchase Area Housing Corporation, in accordance with the KY NSP action plan and program policies. Purchase Area Housing Corporation will produce nine or more single family homes on vacant properties within its NSP-3 target area, representing an increase of approximately four units. At the time of award of additional funds, Purchase Area Housing Corporation was 64% expended, well above and several months in advance of its 50% expenditure deadline requirement (12/31/12). Further, the Purchase Area Housing Corporation NSP-3 target area is slightly modified due to a technical error by the Dor Local Government in mapping the original target area boundaries. The change results in a slight increase in the target area need score. The revised total award to Purchase is \$1,139,525, with an increase in total units to be produced to 14 units within the designated target area.

- Recapture of funds from REACH, Inc., at the agency's request, due to commitments of the agency to other projects and lack of suitable, cost-effective NSP-eligible housing stock in targeted neighborhoods. Funds will be redirected to FAHE, Inc., a high-performing grantee, in accordance with the NSP-3 action plan, to supplement its NSP-3 project to fill the financial gap created by lack of an award of low income housing tax credits. FAHE will receive an increase of approximately \$365,000 and will produce an additional two permanent supportive rental housing units for households with members who have mental and/or physical disabilities. The additional units will be produced within the same designated target area.

- Louisville Metro has requested, and DLG has concurred, that it revise its project scope due to cost reasonableness concerns related to adaptive reuse/rehab of the Old Maupin School, as originally proposed. Louisville Metro now proposes to utilize the same NSP capitalization to enter into a development agreement with New Directions, a Louisville non-profit housing developer, for the construction of permanent rental housing. Louisville Metro Government has prioritized reinvestment for the purpose of neighborhood stabilization in the historic Parkland Neighborhood. Its boundaries are 34th Street on the west, West Broadway on the north, Woodland Avenue on the south and 26th Street on the east. Parkland Neighborhood is today part of the District 1, located immediately west of the California Neighborhood in which the nonprofit community development corporation, New Directions Housing Corporation, was founded in 1969. New Directions has worked with the city since the early 1980s in Parkland to save historic housing and deliver aid to homeowners, including its Repair Affair and emergency repair services. New Directions intends to produce eleven (11) units of affordable housing for low, moderate, and middle-income households in the Parkland Neighborhood. New Directions, acting as target rehabilitation eligible uses physically located in the Parkland Neighborhood.

## Summary of Distribution and Uses of NSP Funds:

hood which is specifically US Census Tract 21111001500, an area eligible for NSP3 investment. Further, Louisville Metro has requested consideration of additional NSP-3 funds contingent upon the state's receipt of program income to expand upon NSP-1 and NSP-3 funded initiatives, which may include expansion of the landbanking component of NSP-1 to address the high volume of foreclosed, vacant and abandoned housing in Jefferson County.

- The Housing Partnership, Inc., which had previously proposed acquisition/rehab of foreclosed upon single family homes and/or new construction of single family homes on vacant lots scattered sites within its designated target area revised its scope of work to the acquisition and rehabilitation of two vacant and/or foreclosed-upon multifamily buildings located on Shagbark and Shanks Streets in Louisville, adjacent to the existing NSP-1 Boxelder Crossings project. During the due diligence phase, it was determined that the project could not proceed. Due to NSP-3 program requirements HPI and DLG have mutually agreed to amend the funding allocation to HPI down to costs necessary to cover the failed acquisition. In accordance with the state's substantial amendment for NSP-3, funds will be allocated to FAHE, Inc., for the production of additional permanent supportive rental housing in Perry County, Ky. The addition of funds increases the agency's total NSP-3 award to \$1,522,553, and will result in the new construction of approximately nine rental units for persons with mental/physical disabilities.

The result of the above proposed changes to the Commonwealth's overall NSP-3 allocation will be to strengthen and improve targeting of funds in smaller geographic areas/neighborhoods, with an increase in unit production in fewer areas so as to achieve a higher stabilization of the affected neighborhoods. The overall NSP-3 needs score would decrease very slightly from 15.20 to 14.68.

With these changes, the amount of program income forecast for NSP-3 will be reduced due to higher investment in rental vs. homeownership projects. Program income receipts will replace NSP-3 funds originally budgeted for some project activities, and provide additional capital for increased unit production. Pursuant to existing KY programmatic guidelines, additional capital will be allocated among existing NSP-3 subgrantees to address levels of foreclosed, abandoned and/or vacant properties. The injection of additional capital may result in the addition of eligible uses to baseline project activities and/or expansion of targeted neighborhoods.

Action plan 7/1/01/2013

Action plan updated to associate activities with projects. No change in scope of work or amount of funds allocated for activities.

### PUBLIC COMMENT (2/13/13)

The Department for Local Government posted the proposed revisions to its NSP-3 substantial amendment to the action plan on its web site on Monday, January 28, and also sent an email to all NSP partners notifying them of proposed changes and providing a link to the full amendment on DLG's website. The public comment period ran through the close of business on Wednesday, Feb. 13, 2013. In both the web site and email notification, the Department provided an opportunity for review and comment on the proposed changes. In addition, DLG worked with KHC (the agency with which it works for the consolidated plan



## Summary of Distribution and Uses of NSP Funds:

and action plan updates) and KHC sent out an email via its statewide e-gram service. A public hearing for comment on the coming year's conplan was already scheduled for 2/13/13, and by extending the public comment period an extra day or two through the 13th DLG is also seeking public participation/comment via the public hearing. The hearing was also advertised in the e-gram and on KHC's website.

Three inquiries were received:

- Purchase Area Housing Corporation notified DLG of an error in part of the action plan narrative that indicated the agency would create 14 units (the correct number is eight). This has been corrected.
  - A Jefferson County resident who owns a rental property inquired regarding funding availability for the repair of her rental unit. NSP staff explained that all NSP funds were awarded to Kentucky some time ago and all funds have been provided to cities, counties and nonprofit organizations for neighborhood stabilization work, and that no additional funds are available.
  - Partnership Housing in Owsley County inquired regarding funds availability and NSP staff explained that NSP-1 and NSP-3 funds are one-time allocations to the state, and funds are already committed to housing partners for neighborhood stabilization.
- At the public hearing, one comment was received from Vonda Poynter of the Federation of Appalachian Housing Enterprises, who noted that NSP is difficult administratively due to the blend of CDBG and HOME requirements during development and long-term affordability. She added that NSP has made a significant positive impact in the communities in which funds have been invested.

No further comments were received.

### PUBLIC COMMENT (original)

On Friday, Feb. 11, 2011, the Commonwealth of Kentucky, Department for Local Government (DLG) posted its proposed NSP-3 substantial amendment to the action plan on its public website. Concurrently, DLG sent notification of the availability of the proposed amendment and public comment period to all Kentucky NSP-1 applicants, proposed NSP-2 consortium members, and those who had expressed interest in NSP3 since the federal announcement of funds.

DLG also provided a copy of the draft amendment to Kentucky Housing Corporation (the state housing finance agency) which posted the document in its website, and notified all agencies on its applicable e-gram distribution list of the availability of the amendment for public comment, and provided the public comment period, contact information, etc.

The draft substantial amendment to the action plan was made available for public comment from Friday, Feb. 11, through 4:30 p.m. EST (close of business) on Monday, Feb. 28, 2011.

One agency has provided written comment to DLG on the Commonwealth's proposed amendment, as follows:

Vonda Poynter, FAHE Consulting, Inc., via email 2/28/11:

I wanted to relay a couple of comments/questions regarding the Kentucky Action Plan for Grant #B-11-DC-21-0001 for NSP3:

1. There are no administrative funds or tree of agencies identified to participate with NSP3 funds – as these NSP3 funds have eligible limits for administration, I would ask why there are no administrative funds available.

## Summary of Distribution and Uses of NSP Funds:

;	1,150	;	15.00
Newport	1,247		14.00
Paducah	1,438		14.39
Jeff/Viper/Fusionia	440		16.00
Parkland/Catalpa	646		15.15

Total Housing Units for All Shapes: 4921

Total NSP3 Need Score: 14.68

NSP3 grantees are required to allocate at least 25 percent of their NSP3 funding to permanent housing for individuals and families with incomes at or below 50 percent of the area median income. NSP grantees may rehabilitate or redevelop abandoned or foreclosed residential property and vacant or demolished residential or nonresidential property to meet this requirement. Kentucky will expend approximately 26% of its allocation, or \$1,275,000, to meet this requirement. Goals will be met through rental housing production by the Housing Authority of Henderson rental project, FAHE rental project, and the Newport homebuyer project (one unit only).

With NSP-1, Kentucky obligated more than 38% of its funds toward set-aside activities and as of the submittal of this action plan has already expended 25% of its total allocation of \$37.4 million in NSP-1 set-aside activities. The targeting goal set forth herein does not reflect homeownership units produced by other NSP3 awardees, many of which may be sold to households with incomes < 50% AMI.

### ACQUISITION AND RELOCATION

The Commonwealth of Kentucky, through its awardees, does not plan to demolish or convert any low- and moderate-income dwelling units. To be demolished, a structure must be certified as blighted, and therefore would not meet the 'occupied or occupiable' standard. Kentucky expects to produce 16 housing units under NSP3 that will be occupied by households with incomes at or below 50% of area median.



## Summary of Distribution and Uses of NSP Funds:

able for those agencies. There are administrative costs that the agencies will incur in utilizing the NSP3 funding which should be covered through program.

In FAHE's case, we will grant the NSP3 to KRCC who will loan the project to Dogwood Housing LLLP as part of a LIHTC project. FAHE is not the developer, we would request some administrative funds for working on putting the project together and administering all the reporting/filing requirements, construction oversight as well as any payroll compliance, financial management, etc. as required on behalf of the Developer, KRCC.

2. On the Low Income Setaside, just a quick question. On the grantee activity sheet FAHE is identified as 6 units at 50% (all low/mod benefit); on the summary section FAHE is identified as serving 6 units or below 60% AMI (all low/mod benefit). Do they need to match?

3. The NP3 affordable rents are identified as HOME but the NSP3 income eligibility range is 120% AMI as compared to the HOME limit of 80% AMI. This may need to be clarified if you intend to serve the NSP3 incomes which allows the flexibility to serve a wider range of households within the NSP3 guidelines.

Thank you for your work on the NSP program.

DLG response

Item No. 1: Administrative funds for the referenced FAHE project were inadvertently omitted; the proposed amendment has been corrected.

DLG will continue the administrative funds policy implemented under NSP-1.

Item No. 2: The activity level drop-down menu option of <50% AMI has been corrected to <120% AMI; while the project is expected to serve a number of households with incomes below 50% of area median, the project-wide occupancy cap is 60% AMI.

Item No. 3: The definition of affordable rents has been corrected to address households with incomes of 81-120% of area median.

## DISTRIBUTION OF FUNDS

The third round of federal funding of the Neighborhood Stabilization Program (NSP3) is authorized under the Dodd-Frank Wall Street Reform and Consumer Protection Act. The NSP3 program is administered by the U.S. Department of Housing and Urban Development (HUD). The Commonwealth of Kentucky has been allotted \$5,000,000 through the Department for Local Government, which administers the state's CDBG Small Cities program. The \$5 million allocated by HUD to the Commonwealth represents all NSP-3 funds being awarded in Kentucky; no entitlement jurisdictions received separate awards. DLG notes that while no matching or leveraging funds are required under NSP-3, it is voluntarily providing estimated non-NSP project contributions so that it may better measure the impact of NSP-3 funding in stabilizing targeted neighborhoods. Contribution of funds shown as matching or leveraging is not required of subgrantees, nor will referenced funds be included as a requirement in the agencies' respective funding agreements.

This Act on the part of the state's NSP3 grant is a substantial amendment to its current, approved five year consolidated plan and annual action plan. The NP3 grant is considered by HUD to be a special CDBG allocation to address the continuing problem of abandoned and foreclosed homes.

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## Summary of Distribution and Uses of NSP Funds:

Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 allows for allocating funds to states and local governments with the greatest need, as determined by:

&nbsp;

- (A) The number and percentage of home foreclosures in each state or unit of general local government;
- (B) The number and percentage of homes financed by a subprime mortgage in each state or unit of general local government; and
- (C) The number and percentage of homes in default or delinquency in each state or unit of general local government.

The statute also requires that a minimum of 0.5 percent of the appropriation, \$5 million, to be provided to each state; the Commonwealth of Kentucky received the minimum allocation.

To target the funds to states and local communities with the greatest need, HUD estimated the number of 90 days delinquent or in foreclosure for each census tract in America. This estimate was based on a model that was comprised of three factors that explain most foreclosures and delinquent loans:

- Rate of Subprime Loans. This is measured with HMDA data on high cost and high leverage loans made between 2004 and 2007. These data are available at the Census Tract (neighborhood) level.
- Increase in Unemployment Rate between March 2005 and March 2010. This is derived from the BLS Local Area Unemployment Statistics, at the city and county level.
- Fall in Home Value from peak to trough. Home value data at the metropolitan area level is available quarterly through March



2010 from the Federal Housing Finance Agency Home Price Index.

2. Information from the Administrative Office of the Courts for the period beginning January 1, 2009 through June 30, 2010, providing actual foreclosure cases referred to master commissioners for sale. DLG notes that many foreclosure filings do not ultimately result in an actual foreclosure sale. Referral of cases for master commissioner sale provides a more accurate index of the areas in which foreclosures are actually occurring.

3. DLG reviewed but did not utilize Realty Trac data. RealtyTrac provides some of the most widely-followed statistics on home foreclosures, but does not report on more than 900 rural counties. DLG's experience in implementing its \$37.4 million NSP-1 allocation was that RealtyTrac data did not adequately reflect foreclosure volume in most non-metropolitan areas of Kentucky.

Data review indicated that:

AOC: Jefferson County continues to have the highest volume of foreclosures referred for master commissioner sale, averaging 957 such referrals per quarter. Other counties in the top 25 of Kentucky's 120 counties were: Kenton, 304 referrals per quarter; Fayette, 229 referrals per quarter; Boone, 200 per quarter; Hardin, 145 per quarter; Campbell, 121 per quarter; Bullitt, 98 per quarter; Madison, 91 per quarter; Daviess, 88 per quarter; Warren, 84 per quarter; Oldham, 81 per quarter; Pulaski, 71 per quarter; Laurel, 70 per quarter; Franklin, 69 per quarter; Scott, 68 per quarter; Jessamine, 66 per quarter; Boyd, 63 per quarter; Shelby, 59 per quarter; Nelson, 55; Henderson, 53; Hopkins, 51; McCracken, 50; Christian, 48; Grant, 46; and Greenup, 42.

<HUD: HUD data provides an NSP3 foreclosure need score that ranges from zero to 20. NSP3 funds may only be invested in

**Summary of Distribution and Uses of NSP Funds:**

areas with a need score that is at or greater than the minimum score for the state; Kentucky's minimum score is 14. The latter number reflects the 20th percentile of the most needy census tracts in the state. Of the Kentucky counties with the highest average foreclosure referrals for master commissioner sale (above, the following counties, based on HUD data, have no areas that qualify for NSP3 investment: Boone, Madison, Daviess, Warren, Oldham, Scott, Jessamine, Boyd, Shelby, Nelson, Hopkins, Christian and Greenup.

Counties with high foreclosure volume based on AOC data and including HUD-eligible investment areas are Kenton, Fayette, Hardin, Campbell, Bullitt, Pulaski, Laurel, Frankfort, Henderson, McCracken and Grant.

In reviewing the need in these areas, DLG considered the complexity of the NSP program, which is based on the Community Development Block Grant regulations and also incorporates some elements of the HOME Investment Partnerships Program. HUD issued multiple major program changes during the first 18 months of the NSP-1 program which both negatively and positively impacted Kentucky's NSP-1 subgrantees in obligating and expending funds and meeting federal and state program requirements. NSP-3 carries many of these same requirements and reporting requirements. Under NSP-1, Kentucky's allocation had to be 100% contractually obligated to specific unit addresses within 18 months, and 100% of funds must be expended within four years (March 2013). For NSP-3, there is no obligation requirement. However, 50% of the Commonwealth's \$5 million allocation must be expended within 24 months and 100% within 36 months.

Given the stringent requirements and compressed expenditure deadlines, and the high need/ HUD-eligible areas within the Commonwealth, DLG has determined that the majority of areas are served by agencies with current allocations of NSP-1 funding. Further, the limited capital available (\$5 million) in and of itself cannot accomplish significant neighborhood stabilization for new initiatives. Therefore, DLG has determined that the best use of NSP3 funding is supplementing existing NSP-1 awards in areas of greatest need, where current subgrantees have capacity to quickly expand existing programs and expend funds to enhance ongoing neighborhood stabilization efforts. Should funds require redirection, they will be allocated among high-performing grantees from the pool below:

These agencies are:

- Louisville Metro Government
- The Housing Partnership, Inc. (funds reallocated; failed acquisition)
- Community Ventures Corporation (funding request withdrawn)
- REACH, Inc. (funding request withdrawn)
- Newport Millennium Housing Corporation III
- The Housing Authority of Henderson
- Purchase Area Housing Corporation
- The Federation of Appalachian Housing Enterprises

Each agency will utilize NSP3 funding to strengthen neighborhood stabilization efforts in areas where NSP-1 stabilizations are occurring and/or areas approved for NSP-1 investment (all areas must qualify utilizing HUD's NSP3 area of greatest need



determinations). Agencies will utilize NSP-3 to acquire foreclosed abandoned and/or vacant properties to create affordable homeownership, rental or lease-purchase housing, with housing type dictated by market conditions within their respective communities (detailed within

### Summary of Distribution and Uses of NSP Funds:

proposed activities). The organizations above have been high-performing grantees under SP based on timeliness of obligation of funds, expenditure of funds, number of NSP-1 units completed and sold and/or rented, and consistency in meeting program and funding agreement requirements. Each organization has demonstrated a thorough knowledge of the NSP as associated CDBG/HOME program requirements and has the capacity to quickly deploy NSP3 funding immediately within the targeted neighborhoods.

DLG has completed Part 58 environmental review requirements for six of the eight proposed projects and has the ability to enter into written agreements immediately upon execution of DLG's NSP3 contract with HUD. Updated assessments will be required for Louisville Metro and FAHE neighborhoods.

#### USES OF FUNDS (REVISED 1/23/13)

Louisville Metro Government will utilize its \$500,000 NSP3 funding to work with New Directions, Inc., for the production of eight rental units in the historic Parkland area of Louisville. Blocks comprising the target neighborhood are: 21111921104800001000U3, 21111921104800001500U1, 21111921104800001500U2, 21111921104800001500U4, 21111911048000100U3. Louisville Metro Government has prioritized investment for the purpose of neighborhood stabilization in the historic Parkland Neighborhood. Its boundaries are 34th Street on the west, West Broadway on the north, Woodland Avenue on the south and 26th Street on the east. Parkland Neighborhood is today part of the city's District 1, located immediately west of the California Neighborhood in which the nonprofit community development corporation, New Directions Housing Corporation, was founded in 1969. New Directions has worked with the city since the early 1980s in Parkland to save historic housing and deliver aid to homeowners, including its Repair Affair and emergency repair services. New Directions intends to produce eleven (11) units of affordable housing for low, moderate, and middle-income households in the Parkland Neighborhood.

The Housing Partnership: Agency was unable to complete property acquisition; failed acquisition. All funds other than those expended for pre-purchase due diligence will be recaptured.

Newport Millennium Housing Corporation III will utilize its \$750,000 NSP3 funding to acquire foreclosed, abandoned and/or vacant properties. Approximately five single family homes will be rehabilitated and/or newly-constructed and sold to households with incomes at or below 120% of area median. At least one of the six proposed NSP3-funded units will be sold to a household with an income at or below 50% of area median and funds associated with this unit will be counted by DLG toward meeting the low-income set-aside requirement (explained further below). NSP3 funds will be invested in the Ann Street neighborhood and will complement prior efforts undertaken in NSP1, through which Newport Millennium has rated eight units of permanent affordable rental housing. Blocks comprising the target neighborhood are: 210379254455884050500U1, 210379254455884050500U2, 210379254455884050500U3.

The Housing Authority of Henderson will utilize \$650,000 in NSP3 funding to newly construct approximately five rental units in the Martin Luther King Jr. Blvd. neighborhood in Henderson. All units will provide permanent housing for households with incomes at or below 50% of area median. This effort will serve to further stabilize the

### Summary of Distribution and Uses of NSP Funds:

targeted neighborhood, in which approximately \$700,000 in NSP-1 funding was invested to produce seven affordable rental units. All units being constructed by the Housing Authority of Henderson are LEEDS Silver Standard. The Housing Authority will contribute approximately \$27,000 in owned property to the project. Blocks comprising the target neighborhood are: 211019170435866020400U1, 211019170435866020400U2.

Purchase Area Housing Corporation will use \$1,196,500 in NSP3 funding to supplement ongoing stabilization efforts in the Fountain Avenue and adjoining neighborhoods in the City of Paducah. The agency will acquire approximately eight foreclosed, abandoned and/or vacant properties and either rehab or newly construct single family dwellings for homeownership. Houses will be sold to households with incomes at or below 120% of area median; it is not anticipated that any units will be sold to households with incomes below 50% of AI. The NS3 funding supplements approximately \$1.5 million in NSP1 investment. Ten of Paducah owns properties acquired via tax lien foreclosure or market sale and will donate five properties for use in the project, at an estimated value of \$10,000. NOTE: The project boundary includes a portion of Martin Luther King Boulevard, which was inadvertently omitted in the initial mapping. Blocks comprising the target neighborhoods of Frenchtown/Lowertown are: 211459264858836030300U1, 211459264858836030300U2, 211459264858836030400U1, 211459264858836030400U2, 211459264858836030500U2, 211459264858836030500U3.

Community Ventures Corporation was unable to identify suitable housing stock within the targeted neighborhood that could be cost-effectively rehabilitated; the agency has withdrawn its request for funding.

REACH, Inc., due to other agency commitments and personnel changes, has withdrawn its request for NSP-3 funding.

The Federation of Appalachian Housing Enterprises will partner with Kentucky River Community Care, a regional mental health care non-profit provider, for a \$1.5 million NSP development to newly-construct approximately eight permanent supportive rental housing units near the City of Hazard in the Jeff/Viper/Fusonia neighborhoods. The project will newly-construct permanent supportive rental housing two-bedroom units for persons with disabilities; supportive services will be provided by KRCC. With the case management of their clients, the need for housing continues to be the most pressing need. The Dogwood Housing Project will complement other stabilization work in the community by housing organizations (Housing Development Alliance), other community work (Community Foundation and Community Ministries). The Jeff/Viper/Fusonia neighborhoods in Perry County, south of Hazard, Ky. Blocks comprising Target Neighborhood are: 211939099299999970900R1, 211939357699999970800R1, 211939357699999970800R2, 211939357699999970800R3.

PROJECT SUMMARY FOR NSP3 (REVISED 1/28/13)





### How Fund Use Addresses Market Conditions:

IDs and LMI persons reside in Newport than in any other community eligible for CDBG funding from the Kentucky Department for Local Government (DLG). Newport also has the highest percentage of LMI residents (66.8%) of all Kentucky cities with populations of more than 4,000 persons eligible to seek CDBG funding from DLG. Fewer than half (44.2%) of Newport's households are homeowners, compared with a 75.2% homeownership rate in Campbell County, 71.2% throughout the Northern Kentucky Area Development District boundaries and 70.9% statewide.

Newport Millennium Housing Corporation III (NMHC), an IRS-certified 501 (c) (3) non-profit corporation, proposes to use NSP-3 funds and local resources to construct and/or rehabilitate six (6) single family detached homes within the Ann Street neighborhood. Construction/rehabilitation of these homes will continue implementation of a HUD-approved Revitalization Plan adopted as part of the HAN's HOPE VI program. NSP3 new construction homes will be two story, three bedroom, two full bathroom properties. Construction will be of brick and Hardie plank. Every effort will be made to select project sites which allow development of off-street parking for each home. Preliminary construction plans are complete and have been approved by the City's Code Enforcement Department and by the Kentucky Heritage Council.

#### PURCHASE AREA HOUSING CORPORATION (REVISED 1/23/13)

Purchase Area Housing Corporation (PAHC) will partner with the City of Paducah to continue work to stabilize the Fountain Avenue area and neighborhoods north; the area has an NSP needs score of 14.39. The City of Paducah implemented an NSP-like program several years ago in this area due to the severe distress, and high volume of foreclosed, abandoned and vacant properties. It has undertaken a comprehensive effort to stabilize and revitalize the neighborhood through infrastructure and housing improvements. The City has aggressively pursued neighborhood stabilization activities in Lowertown to offset a 40-year decline. As slum and blighted properties accumulated, private and public investments nearly stopped. The attendant social problems marked by high crime, high unemployment and poverty took root in these areas. Paducah has used its general funds as well as HOME, HOPE and CDBG program funds to address the problem. Approximately \$1 million in public and private funds were invested in substantial rehabilitations and street improvements. Community Oriented Policing along with judicious code enforcement in the Lowertown has helped attract some private investment and is improving the neighborhood, which at one time experienced a 50% unemployment rate and per capita income of only \$8,000. A quarter of structures were considered dilapidated. Despite the work that has been accomplished, much remains to be done. There are several blocks with multiple vacant properties. Purchase Area Huig Corporation will work with the City of Paducah, which will donate five lots for the project to newly construct single family homes and market the homes to households with incomes up to 120% area median. These efforts will complement recent investments including affordable housing and infrastructure improvements along Martin Luther King Jr. Boulevard.

### How Fund Use Addresses Market Conditions:

ties and the continued need to stabilize the neighborhood, has determined the best use of NSP3 funding is to newly construct eight single family homes and to market these homes to households with incomes of 65-120% of area median to improve the renter/owner balance and promote mixed-income neighborhoods. The targeted neighborhood includes: 211459264858836030300U1, 211459264858836030300U2, 211459264858836030400U1, 211459264858836030400U2, 211459264858836030500U2, 211459264858836030500U3.

#### THE HOUSING AUTHORITY OF HENDERSON

The Housing Authority of Henderson will utilize \$650,000 in NSP3 to continue neighborhood stabilization efforts in the Martin Luther King Jr. Boulevard area; under NSP-1, the agency newly-constructed three duplex rental buildings on vacant, previously-developed property and acquired and rehabbed a foreclosed single family home. Under NSP3, the agency will continue its work to stabilize the area by constructing two additional duplex rental buildings and newly-construct a separate rental unit (single family dwelling on a separate lot). All rental units produced under NSP1 and NSP3 provide permanent housing for households with incomes at or below 50% of area median. The housing authority owns and will provide to the project two parcels of land upon which the rental units will be constructed. The estimated land value is \$27,500. The authority's seven units produced under NSP1 are at 90% of construction completion and tenants have been identified; the project will be complete within the coming quarter. More significantly, the six duplex rental units produced in NSP-1 are all LEEDS Silver Certified, and all five units to be produced through NSP3 investment will also be LEEDS Silver Certified. The area has an NSP3 score of 15, and the neighborhood has suffered in recent years from outmigration, decline in housing values of 4.5%, and a steady increase in crime. In fact, DLG is working with the Authority to identify additional funding to acquire a blighted, vacant single family home directly across the parking lot from the NSP1 development that, after the NSP1 project began, became a "crack house" in the neighborhood. The Authority works closely with neighborhood residents and local schools, and routinely helps train local vocational school students in LEEDS building through supervised work at units under construction. It has chosen additional rental activity for NSP3 investment based on a 10%+ unemployment rate within the targeted neighborhood, and also because of the relatively low rate of foreclosures - there have been only three REO units from July 2009 to June 2010. Conversely, of the 1,097 residential addresses in the neighborhood, 84 (7.6%) are vacant. Therefore, the authority is focusing on stabilizing the neighborhood through new construction and developing housing on vacant properties.

#### THE HOUSING PARTNERSHIP, INC. (REVISED 1/23/13)

The Housing Partnership's proposed NSP-3 scope of work proved infeasible due to acquisition- and construction-related costs. Funds are being recaptured and reallocated to other NSP high-performing grantees, in accordance with the state's substantial amendment to the action plan. Funds remaining in this project reflect the cost of acquisition. The project was removed from the state's NSP-3 map. The project was removed from the state's NSP-3 map.

### How Fund Use Addresses Market Conditions:

is 14.0).

#### REACH, Inc. (REVISED 1/23/13)

REACH has withdrawn its request for NSP-3 funding; funds have been reallocated pursuant to the existing NSP-3 action plan to



Purchase Area Housing Corporation, a high-performing grantee that has expended nearly 100% of funds from its baseline project.

#### THE FEDERATION OF APPALACHIAN HOUSING ENTERPRISES, INC. (REVISED 1/23/13)

FAHE is partnering with Kentucky River Community Care, a regional mental health care non-profit provider, in the development two-bedroom permanent supportive rental units in the Stony Bump neighborhood in Perry County, south of the City of Hazard. The total NSP-3 capital for this project will be \$1,522,553 and will result in the new construction of 8-10 rental units for persons with mental or physical disabilities. Supportive services will be provided by KRCC. The area has an NSP3 need score of 16. Of the 440 residential addresses, none have been vacant 90+ days. More than half of mortgages issued between 2004 and 2007 to homeowners in this area are classified as high-cost, and more than 10% are severely delinquent or in foreclosure. Because home values are declining and unemployment is well above the state/national averages at 11%, FAHE will invest NSP3 funding to supplement local initiatives to stabilize the area by newly constructing six rental units to be occupied by households with incomes below 60% -- and several 50% -- of area median. Units will be first made available to KRCC clients.

The project scope was originally proposed to be 40+ units, however, two separate applications for low income housing tax credits have not been approved, therefore the scope is reduced to the NSP-assisted units.

The existing rental units in the region are substandard in most cases and homelessness is not captured well do to the support of family and couch-surfing by those that would be defined as "homeless". The need for affordable rental housing which will serve special needs clients as well as mainstream population continues to rise in eastern Kentucky. These 26 units will have a portion set aside for special needs including mental illness, those with additions, etc..

The Hazard-Perry County Community has several stabilization efforts ongoing including the construction of waterline extensions into the southern end of the County which is approximately 90% complete utilizing funding received from CDBG grant and other loan sources. The County is continuing to seek funding for providing water and sewer services to the County residents. The State Department of Education is requiring Perry County construct a school to replace the Dennis Wooten Elementary School due to age and condition (category 4); this construction will generate jobs for the local economy.

#### LOUISVILLE METRO GOVERNMENT (REVISED 1/23/13)

Louisville Metro has requested, and DLG has concurred, that it revise its project scope due to cost reasonableness concerns related to adaptive reuse/rehab of the Old Maupin School, as originally proposed. Louisville Metro now propose to utilize the same NSP capitalization to enter into a development agreement with New Directions, a Louisville non-profit housing developer, for the construction of permanent rental housing. Louisville Metro Governm

### How Fund Use Addresses Market Conditions:

ent has prioritized reinvestment for the purpose of neighborhood stabilization in the historic Parkland Neighborhood. Its boundaries are 34th Street on the west, West Broadway on the north, Woodland Avenue on the south and 26th Street on the east. Parkland Neighborhood is today part of the city's District 1, located immediately west of the California Neighborhood in which the nonprofit community development corporation, New Directions Housing Corporation, was founded in 1969. New Directions has worked with the city since the early 1980s in Parkland to save historic housing and deliver aid to homeowners, including its Repair Affair and emergency repair services. New Directions intends to produce eleven (11) units of affordable housing for low, moderate, and middle-income households in the Parkland Neighborhood. New Directions, acting in the role of non-profit developer, will target rehabilitation eligible Use type properties physically located in the Parkland Neighborhood, an area eligible for NSP3 investment.

#### COMMUNITY VENTURES CORPORATION (REVISED 1/23/13)

CVC has withdrawn its request for NSP-3 funding due to lack of available eligible housing stock in the targeted neighborhood that can be acquired/rehabilitated cost-effectively.

### Ensuring Continued Affordability:

Kentucky requires NSP grantees to ensure, to the maximum extent practicable and for the longest feasible term, that the sale, rental, or redevelopment of abandoned and foreclosed upon homes and residential properties remain affordable to households whose incomes do not exceed 120 percent of area median income (AMI). For units that were originally assisted in the Low Income Targeting Set-aside to meet the 50 percent AMI, HUD requires that these units must remain affordable to individuals or families whose incomes do not exceed 50 percent of AMI for the duration of the period of affordability.

All homebuyer and rental units assisted must include provisions for long-term affordability restrictions meeting at least the following requirements:

HOMEBUYER: NSP Subsidy Per Unit: Under \$15,000, five years; \$15,000 to \$40,000, 10 years; above \$40,000, 15 years; new construction or acquisition of a newly-constructed unit, 20 years. NSP subgrantees may choose to implement more stringent affordability requirements than the minimum listed here to ensure that the properties remain affordable for as long as possible.

RENTAL: NSP assistance per unit: Less than \$15,000, five years; \$15,000 to \$40,000, 10 years; above \$40,000, 15 years; new construction or acquisition of a newly-constructed unit, 20 years.

Continued affordability will be ensured through deed restrictions, covenants running with the land, or other mechanisms approved by HUD, in accordance with the requirements of 24 CFR 92.252 for rental units and 24 CFR 92.254 for owner-occupied units.

For awardees that are subrecipients all rental income above that needed for operations, maintenance and reserves is considered program income and must be returned to DLG. This provision does not provide for a sliding scale or shared return of those funds. Applicants should be aware of this provision when proposing rental housing activities.



### Definition of Blighted Structure:

Kentucky Revised Statutes (KRS) 99.705 Definitions. Full version available on DLG's website at:

<http://www.dlg.ky.gov/NR/rdonlyres/ABC7908B-00A3-41F7-8CC9-B1F6369AE505/0/BlightedProperties.doc>

### Definition of Affordable Rents:

Kentucky's NSP-3 program will utilize Section 92.252(a) of the HOME rental requirements and therefore the maximum HOME rents that can be charged are the lesser of: (1) the fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR Part 888.111; or (2) A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit.

DLG has determined that the fair market rents are the lesser of the two standards described above. Therefore, for NSP-assisted units, the maximum amount of rent charged may not exceed the HUD Fair Market Rent (FMR) during the term of affordability. HUD Fair Market Rents are defined at 92.252(a)(1), and include all utilities. 2010 HOME program rent limits can be found at: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2010>

Because fair market rents reflect market conditions for unassisted units, the above rent limit is applicable to all income levels, inclusive of 80-120% of area median.

### Grantee Contact Information:

01/28/2014:

Lynn Travis Littrell, Executive Director, Office of Federal Grants, Department for Local Government, Suite 340, 1024 Capital Center Drive, Frankfort, KY, 40601, (502) 573-2382, ext. 270; [lynn.littrell@ky.gov](mailto:lynn.littrell@ky.gov)

Travis Weber, Branch Manager, Housing and Community Projects, Office of Federal Grants, Department for Local Government, Suite 340, 1024 Capital Center Drive, Frankfort, KY, 40601, (502) 573-2382, ext. 234; [travis.weber@ky.gov](mailto:travis.weber@ky.gov)

### Vicinity Hiring:

To the maximum extent possible, Kentucky's awardees will encourage contractors and subcontractors to hire employees who reside in the vicinity of the NSP3 projects, and contract with small businesses that are owned and operated by persons residing in the vicinity of the project. While vicinity hiring and Section 3 are different, Kentucky will utilize many of the same strategies for vicinity hiring as it does for meeting or exceeding Section 3 requirements.

In Section 3 activity for calendar 2010, in relation to the Commonwealth's \$37.4 million NSP allocation, the program:

- ,
- ,
- Created 12 new professional FTEs, 10 of which (83%) were Section 3 hires;
- ,
- Created eight new technician FTEs, of which 3 were Section 3 hires;
- ,
- Created two office/clerical FTEs, both of which were Section 3 hires;
- ,
- Created nine FTEs for unskilled laborers, all of which were Section 3 hires;
- ,
- In total, 24 of 31 FTEs created through NSP activities went to Section 3 residents.
- ,
- ,

Kentucky's NSP program also, during calendar 2010:

- ,
- ,
- Awarded slightly more than \$20 million in construction contracts. Just over \$2 million, or 10.2%, was awarded through 14 separate contracts to Section 3 concerns.
- ,
- Awarded \$2.4 million in non-construction contracts, of which \$119,000, or 4.8%, was awarded through eight separate contracts to Section 3 concerns.
- ,
- ,

Kentucky's subrecipients and developers undertook a variety of Section 3 efforts during the year, including recruiting low-income residents through local media, housing authority resident newsletters, outreach to community organizations, and use of the Governor's Office of Minority Businesses' Kentucky Procurement Assistance Program. Through the latter, organizations provide bids, requests for proposals, etc., to KPAP, which then disseminates it to dozens of disadvantaged, woman-owned, minority-owned and/or Section 3 businesses.

Examples of other efforts with NSP1, but are not limited to:



- City of Covington has partnered with the Housing Authority of Covington to recruit and train Section 3 residents through their job training programs.
- The Housing Authority of Bowling Green advertizes all their requests for proposals in their resident newsletter.
- One of the development partners used by the City of Covington and the City of Ludlow (Housing Opportunities of Northern Kentucky) has been designated a Section 3 business as of September 2010.
- All KY NSP subrecipients are required to include Section 3 language in the RFPs they submit so that any contractors hired will pass through the requirements.
- DLG staff has done a training session specific to Section 3, LEP, and fair housing for all of its subgrantees. As part of this, all subgrantees were encouraged to provide copies of all requests for proposals/bids to the Kentucky Procurement Assistance Program which, in turn, provides the RFP/Q/bids to Section 3, MBE/WBE and other disadvantaged businesses. The majority of the state's subgrantees now routinely use this process as part of their Section 3 outreach.

**Procedures for Preferences for Affordable Rental Dev.:**

Together with its NSP-3 project partners, DLG reviewed local market data with regard to unemployment rates, concentration of low-income residency, rental vs. homeownership, and vacancy data. While all partners have the capacity to undertake both homeownership and rental activity, each has tailored its project to meet the specific housing type required to improve neighborhood stability. Where existing housing is primarily rental (Paducah, Newport), partners are proposing homeownership housing so that resident tenure within distressed neighborhoods becomes longer-term vs transient via rental, and increase resident involvement in stabilization efforts. Similar analysis has been conducted regarding the "balancing" income mix required to improve neighborhood stability. In Henderson, due to high unemployment, additional rental housing is proposed. The target area includes a significant amount of rental housing and should market and employment conditions improve, additional efforts will be made to add homeownership housing. In Perry County, the area is primarily homeownership with few to no resources for safe, decent and affordable supportive rental housing for persons with disabilities, therefore rental is proposed. In the Parkland, significant redevelopment has occurred and additional affordable rental housing is needed, therefore rental is proposed. DLG is proposing funding to six high-performing NSP1 subgrantees who serve areas of greatest need eligible for NSP3 investment.

Louisville Metro Government will create affordable rental housing for households with incomes at or below 120% of area median, utilizing \$500,000 of NSP3 to leverage other funding.

The Housing Authority of Henderson will create affordable rental housing for households with incomes at or below 50% of area median, utilizing \$650,000 of NSP3 and its own and/or local funding. FAHE will utilize its NSP-3 funding to partner with Kentucky River Community Cares to newly-construct permanent affordable rental housing, with a portion of units set aside for occupancy by special needs populations.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$14,791,601.14
<b>Total Budget</b>	\$0.00	\$5,204,101.14
<b>Total Obligated</b>	\$0.00	\$5,204,100.14
<b>Total Funds Drawdown</b>	\$0.00	\$5,169,913.04
<b>Program Funds Drawdown</b>	\$0.00	\$4,939,800.21
<b>Program Income Drawdown</b>	\$0.00	\$230,112.83
<b>Program Income Received</b>	\$7,699.92	\$253,551.53
<b>Total Funds Expended</b>	\$0.00	\$5,241,562.72
<b>Match Contributed</b>	\$0.00	\$93,000.00



## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$93,000.00
Limit on Public Services	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$505,579.04
Limit on State Admin	\$0.00	\$505,579.04

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$500,000.00	\$522,466.14

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,250,000.00	\$2,613,204.00

## Overall Progress Narrative:

The Kentucky NSP staff is continuing to provide technical assistance to its NSP-3 partners. The Commonwealth's NSP-3 expenditure rate is currently around 104 percent. Nearly all of Kentucky's NSP-projects are complete or wrapping-up at this time.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ADMIN, Administrative funds	\$0.00	\$522,493.74	\$436,254.48
Eligible Use E, Eligible Use E	\$0.00	\$4,664,961.00	\$4,486,871.73
KYNP3-EUB, KYNP3-EUB	\$0.00	\$16,674.00	\$16,674.00

## Activities

**Project # / Title:** ADMIN / Administrative funds

**Grantee Activity Number:** NSP-ADM-0000-11N-031

**Activity Title:** NSP-ADM-0000-11N-031-Henderson

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

ADMIN

**Project Title:**

Administrative funds

**Projected Start Date:**

03/15/2011

**Projected End Date:**

05/01/2013

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Henderson Housing Authority

**Overall**

**Jul 1 thru Sep 30, 2015**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$38,204.00

**Total Budget**

\$0.00

\$38,204.00

**Total Obligated**

\$0.00

\$38,204.00

**Total Funds Drawdown**

\$0.00

\$38,204.00

**Program Funds Drawdown**

\$0.00

\$25,715.00

**Program Income Drawdown**

\$0.00

\$12,489.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$38,033.58

Henderson Housing Authority

\$0.00

\$38,033.58

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Administrative funds for project. The Housing Authority of Henderson will utilize \$650,000 in NSP3 funding to newly construct approximately five rental units in the Martin Luther King Jr. Blvd. neighborhood in Henderson. All units will provide permanent housing for households with incomes at or below 50% of area median. This effort will serve to further stabilize the targeted neighborhood, in which approximately \$700,000 in NSP-1 funding was invested to produce seven affordable rental units. All units being constructed by the Housing Authority of Henderson are LEEDS Silver Standard. The Housing Authority will contribute approximately \$27,000 in owned property to the project.

**Location Description:**

Martin Luther King Jr. Boulevard area of the City of Henderson, Ky.; Blocks comprising the target neighborhood are: 211019170435866020400U1, 211019170435866020400U2.



### Activity Progress Narrative:

Henderson Housing Authority has completed construction on 4 two-bedroom units (NHBA LEEDS Gold Certified), and 1 three bedroom single-family unit (NHBA LEEDS Silver Certified). All units are occupied by eligible households.

### Accomplishments Performance Measures

**No Accomplishments Performance Measures**

### Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

### Activity Locations

**No Activity Locations found.**

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>NSP-ADM-0000-11N-045</b>
<b>Activity Title:</b>	<b>NSP-ADM-0000-11N-045/FAHE</b>

**Activity Category:**

Administration

**Project Number:**

ADMIN

**Projected Start Date:**

03/15/2011

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administrative funds

**Projected End Date:**

12/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

FAHE

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$72,503.00
<b>Total Budget</b>	\$0.00	\$72,503.00
<b>Total Obligated</b>	\$0.00	\$72,503.00
<b>Total Funds Drawdown</b>	\$0.00	\$65,253.00
<b>Program Funds Drawdown</b>	\$0.00	\$65,253.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$72,503.00
FAHE	\$0.00	\$72,503.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Administrative services.

**Location Description:**

Perry County, Ky., in the targeted neighborhoods of Jeff/Viper/Fusonia, including: 211939099299999970900R1, 211939357699999970800R1, 211939357699999970800R2, 211939357699999970800R3.

**Activity Progress Narrative:**

The Federation of Appalachian Housing Enterprises (FAHE) is in the completion stage of its Maple Ridge project, which will provide permanent supportive rental housing to households with members who have mental or physical disabilities and at or below 50 percent AMI. Construction is complete.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>NSP-ADM-0000-11N-051</b>
<b>Activity Title:</b>	<b>NSP-ADM-0000-11N-051-Purchase</b>

**Activity Category:**

Administration

**Project Number:**

ADMIN

**Projected Start Date:**

03/15/2011

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administrative funds

**Projected End Date:**

12/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Purchase Housing

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$52,910.50
<b>Total Budget</b>	\$0.00	\$52,910.50
<b>Total Obligated</b>	\$0.00	\$52,910.50
<b>Total Funds Drawdown</b>	\$0.00	\$52,381.00
<b>Program Funds Drawdown</b>	\$0.00	\$49,268.44
<b>Program Income Drawdown</b>	\$0.00	\$3,112.56
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$52,910.50
Purchase Housing	\$0.00	\$52,910.50
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Administrative services.

**Location Description:**

Paducah, Ky., including the Fountain Avenue and adjoining neighborhoods, including:211459264858836030300U1, 211459264858836030300U2, 211459264858836030400U1, 211459264858836030400U2, 211459264858836030500U2, 211459264858836030500U3.

**Activity Progress Narrative:**

Purchase Area Housing Corporation constructed 9 single-family homeownership units. 8 units have been sold. The final unit remains on the market, although Purchase is currently working with buyers.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>NSP-ADM-0000-11N-052</b>
<b>Activity Title:</b>	<b>NSP-ADM-0000-11N-052-Louisville</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

ADMIN

**Project Title:**

Administrative funds

**Projected Start Date:**

10/31/2011

**Projected End Date:**

12/31/2013

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Louisville Metro

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$18,659.60
<b>Total Budget</b>	\$0.00	\$18,659.60
<b>Total Obligated</b>	\$0.00	\$18,659.60
<b>Total Funds Drawdown</b>	\$0.00	\$9,552.00
<b>Program Funds Drawdown</b>	\$0.00	\$9,552.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$19,211.60
Louisville Metro	\$0.00	\$19,211.60
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Administrative services.

**Location Description:**

Louisville/Jefferson County, Parkland neighborhood, including: 21111921104800001000U3, 21111921104800001500U1, 21111921104800001500U2, 21111921104800001500U4, 21111921104800001700U3

**Activity Progress Narrative:**

Louisville Metro Government contracted with New Directions Housing to redevelop 2 properties in the Parkland neighborhood in Louisville into a 7-unit scattered site rental project. All funds are expended and drawn and units are complete and occupied.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** NSP-ADM-0000-11N-DLG

**Activity Title:** NSP-ADM-0000-11N-DLG

**Activity Category:**

Administration

**Project Number:**

ADMIN

**Projected Start Date:**

03/15/2011

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administrative funds

**Projected End Date:**

02/28/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Department for Local Government2

**Overall**

	<b>Jul 1 thru Sep 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$294,841.04
<b>Total Budget</b>	\$0.00	\$294,841.04
<b>Total Obligated</b>	\$0.00	\$294,841.04
<b>Total Funds Drawdown</b>	\$0.00	\$294,841.04
<b>Program Funds Drawdown</b>	\$0.00	\$248,559.04
<b>Program Income Drawdown</b>	\$0.00	\$46,282.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$294,841.04
Commonwealth of KY-Dept. for Local Government	\$0.00	\$294,841.04
Department for Local Government2	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Administrative services.

**Location Description:**

All NSP3 targeted neighborhoods; DLG is the grantee and provides overall project management, administration, training, monitoring and compliance review.

**Activity Progress Narrative:**

Kentucky's NSP staff continues to provide technical assistance to housing partners and conducts overall program management and oversight.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

## Project # / Title: Eligible Use E / Eligible Use E

**Grantee Activity Number:** NSP-DLG LOAN SERVICING RECEIPTS

**Activity Title:** NSP-3 loan servicing receipts

**Activity Category:**

Construction of new housing

**Project Number:**

Eligible Use E

**Projected Start Date:**

01/01/2013

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Eligible Use E

**Projected End Date:**

01/01/2033

**Completed Activity Actual End Date:**

**Responsible Organization:**

Commonwealth of KY-Dept. for Local Government

### Overall

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2015**

**To Date**

**Total Budget**

N/A

\$1.00

**Total Obligated**

\$0.00

\$1.00

**Total Funds Drawdown**

\$0.00

\$0.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$7,699.92

\$52,624.53

**Total Funds Expended**

\$0.00

\$0.00



**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

N/A - activity is for recording loan servicing receipts (program income)

**Location Description:**

N/A - activity is for recording loan servicing receipts (program income)

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>NSP-E-0000-11N-031/LI</b>
<b>Activity Title:</b>	<b>NSP-E-0000-11N-031/LI - Henderson</b>

**Activity Category:**

Construction of new housing

**Project Number:**

Eligible Use E

**Projected Start Date:**

03/15/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Eligible Use E

**Projected End Date:**

05/01/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Henderson Housing Authority

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$893,304.00
<b>Total Budget</b>	\$0.00	\$893,304.00
<b>Total Obligated</b>	\$0.00	\$893,304.00
<b>Total Funds Drawdown</b>	\$0.00	\$893,304.00
<b>Program Funds Drawdown</b>	\$0.00	\$870,899.53
<b>Program Income Drawdown</b>	\$0.00	\$22,404.47
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$893,304.00
Henderson Housing Authority	\$0.00	\$893,304.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

24 CFR 570.201(a) Acquisition, (b) Disposition; (c) Public facilities and improvements; (e) Public services for housing counseling, but only to the extent that counseling beneficiaries are limited to prospective purchasers or tenants of the redeveloped properties; (i) Relocation, and (n) Direct homeownership assistance. 24 CFR 570.202 Eligible rehabilitation and preservation activities for demolished or vacant properties.

The Housing Authority of Henderson will utilize \$650,000 in NSP3 funding to newly construct approximately five rental units in the Martin Luther King Jr. Blvd. neighborhood in Henderson. All units will provide permanent housing for households with incomes at or below 50% of area median. This effort will serve to further stabilize the targeted neighborhood, in which approximately \$700,000 in NSP-1 funding was invested to produce seven affordable rental units. All units being constructed by the Housing Authority of Henderson are LEEDS Silver Standard. The Housing Authority will contribute approximately \$27,000 in owned property to the project

**Location Description:**

The Housing Authority of Henderson will utilize \$650,000 in NSP3 funding to newly construct approximately five rental units in the Martin Luther King Jr. Blvd. neighborhood in Henderson. Blocks comprising the target neighborhood are: 211019170435866020400U1, 211019170435866020400U2.

**Activity Progress Narrative:**

Henderson Housing Authority has completed construction on 4 two-bedroom units (NHBA LEEDS Gold Certified), and 1 three bedroom single-family unit (NHBA LEEDS Silver Certified).



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

### Match Sources

Henderson Housing Authority

Amount

\$27,500.00

Subtotal Match Sources

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>NSP-E-0000-11N-045/LI</b>
<b>Activity Title:</b>	<b>NSP-E-0000-11N-045/LI-FAHE</b>

**Activity Category:**

Construction of new housing

**Project Number:**

Eligible Use E

**Projected Start Date:**

11/01/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Eligible Use E

**Projected End Date:**

12/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

FAHE

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,450,375.00
<b>Total Budget</b>	\$0.00	\$1,450,375.00
<b>Total Obligated</b>	\$0.00	\$1,450,375.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,442,375.00
<b>Program Funds Drawdown</b>	\$0.00	\$1,414,051.98
<b>Program Income Drawdown</b>	\$0.00	\$28,323.02
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,442,375.00
FAHE	\$0.00	\$1,442,375.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

24 CFR 570.201(a) Acquisition, (b) Disposition; (c) Public facilities and improvements; (e) Public services for housing counseling, but only to the extent that counseling beneficiaries are limited to prospective purchasers or tenants of the redeveloped properties; (i) Relocation, and (n) Direct homeownership assistance. 24 CFR 570.202 Eligible rehabilitation and preservation activities for demolished or vacant properties. 24 CFR 570.204 Community based development organizations. New construction of approximately eight two-bedroom permanent supportive housing rental units via a development partnership with Kentucky River Community Cares. Units will be leased to persons with disabilities whose household income is at or below 50% of area median.

**Location Description:**

The Jeff/Viper/Fusonia neighborhoods in Perry County, south of Hazard, Ky. Blocks Comprising Target Neighborhood are: 211939099299999970900R1, 211939357699999970800R1, 211939357699999970800R2, 211939357699999970800R3.

**Activity Progress Narrative:**

FAHE is working with its developer, Kentucky River Community Care (KRCC), on the Maple Ridge development (formerly known as "Stony Bump"). The project consists of 10 single-family rental units for households with persons having mental or physical disabilities and at or below 50 percent AMI. Construction is complete.



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>NSP-E-0000-11N-051</b>
<b>Activity Title:</b>	<b>NSP-E-0000-11N-051-Purchase</b>

**Activity Category:**

Construction of new housing

**Project Number:**

Eligible Use E

**Projected Start Date:**

03/15/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Eligible Use E

**Projected End Date:**

12/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Purchase Housing

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$788,710.00
<b>Total Budget</b>	\$0.00	\$788,710.00
<b>Total Obligated</b>	\$0.00	\$788,710.00
<b>Total Funds Drawdown</b>	\$0.00	\$779,410.00
<b>Program Funds Drawdown</b>	\$0.00	\$694,699.00
<b>Program Income Drawdown</b>	\$0.00	\$84,711.00
<b>Program Income Received</b>	\$0.00	\$183,000.00
<b>Total Funds Expended</b>	\$0.00	\$779,410.00
Purchase Housing	\$0.00	\$779,410.00
<b>Match Contributed</b>	\$0.00	\$93,000.00

**Activity Description:**

24 CFR 570.201(a) Acquisition, (b) Disposition; (c) Public facilities and improvements; (e) Public services for housing counseling, but only to the extent that counseling beneficiaries are limited to prospective purchasers or tenants of the redeveloped properties; (i) Relocation, and (n) Direct homeownership assistance. 24 CFR 570.202 Eligible rehabilitation and preservation activities for demolished or vacant properties. 24 CFR 570.204 Community based development organizations. Purchase Area Housing Corporation will use approximately \$1.1 million in NSP3 funding to supplement ongoing stabilization efforts in the Fountain Avenue and adjoining neighborhoods. The agency will acquire approximately eight foreclosed, abandoned and/or vacant properties and either rehab or newly construct nine single family dwellings for homeownership. Houses will be sold to households with incomes at or below 120% of area median; it is not anticipated that any units will be sold to households with incomes below 50% of AMI. The NSP3 funding supplements approximately \$1.5 million in NSP1 investment. The City of Paducah owns properties acquired via tax lien foreclosure or market sale and will donate five properties for use in the project, at an estimated value of \$10,000.

**Location Description:**

Purchase Area Housing Corporation will use \$650,000 in NSP3 funding to supplement ongoing stabilization efforts. Blocks comprising the target neighborhood are: 211459264858836030300U1, 211459264858836030300U2, 211459264858836030400U1, 211459264858836030400U2, 211459264858836030500U2, 211459264858836030500U3.



### Activity Progress Narrative:

Purchase Area Housing Corporation produced 6 single-family homes under this activity. 5 have sold to eligible homeowners. The last home is being marketed, although Purchase is currently working with buyers.

### Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with solar panels	0		0/0	
#Low flow toilets	0		2/8	
#Low flow showerheads	0		2/8	
#Units with bus/rail access	0		1/0	
#Units exceeding Energy Star	0		1/0	
#Sites re-used	0		1/8	
#Units w other green	0		1/0	
Activity funds eligible for DREF	0		0/0	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/8	
# of Singlefamily Units	0		1/8	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/8	1/8	100.00
# Owner Households	0	0	0	0/0	1/8	1/8	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>NSP-E-0000-11N-051/LI</b>
<b>Activity Title:</b>	<b>NSP-E-0000-11N-051/LI-Purchase</b>

**Activity Category:**

Construction of new housing

**Project Number:**

Eligible Use E

**Projected Start Date:**

03/02/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Eligible Use E

**Projected End Date:**

04/30/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

Purchase Housing

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2015</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$269,525.00
<b>Total Budget</b>	\$0.00	\$269,525.00
<b>Total Obligated</b>	\$0.00	\$269,525.00
<b>Total Funds Drawdown</b>	\$0.00	\$269,525.00
<b>Program Funds Drawdown</b>	\$0.00	\$262,699.00
<b>Program Income Drawdown</b>	\$0.00	\$6,826.00
<b>Program Income Received</b>	\$0.00	\$17,927.00
<b>Total Funds Expended</b>	\$0.00	\$269,525.00
Purchase Housing	\$0.00	\$269,525.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

New construction of single family homes on vacant lots; this activity is created for units that were produced under "regular" funds that subsequently sold to LH25 households (funds will be reclassified here).

**Location Description:**

City of Paducah, Ky.

**Activity Progress Narrative:**

Purchase Area Housing Corporation produced 3 single-family homes under this activity. These units have sold to households below 50 percent area median income. This activity remains open in the event that the last home is sold to a household below 50 percent AMI.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>NSP-E-0000-11N-052</b>
<b>Activity Title:</b>	<b>NSP-E-0000-11N-052-Louisville</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
Eligible Use E

**Projected Start Date:**  
10/01/2011

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Activity Status:**  
Under Way

**Project Title:**  
Eligible Use E

**Projected End Date:**  
12/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Louisville Metro

Overall	Jul 1 thru Sep 30, 2015	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$356,518.00
<b>Total Budget</b>	\$0.00	\$356,518.00
<b>Total Obligated</b>	\$0.00	\$356,518.00
<b>Total Funds Drawdown</b>	\$0.00	\$356,518.00
<b>Program Funds Drawdown</b>	\$0.00	\$356,215.22
<b>Program Income Drawdown</b>	\$0.00	\$302.78
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$409,681.00
Louisville Metro	\$0.00	\$409,681.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

24 CFR 570.201(a) Acquisition, (b) Disposition; (c) Public facilities and improvements; (e) Public services for housing counseling, but only to the extent that counseling beneficiaries are limited to prospective purchasers or tenants of the redeveloped properties; (i) Relocation, and (n) Direct homeownership assistance. 24 CFR 570.202 Eligible rehabilitation and preservation activities for demolished or vacant properties.

Louisville Metro Government will utilize its \$500,000 NSP3 funding to create approximately 11 permanent rental housing units through a development partnership with New Directions, Inc. The development is located in the Parkland neighborhood area.

**Location Description:**

Louisville/Jefferson County, Parkland neighborhood, including: 21111921104800001000U3, 21111921104800001500U1, 21111921104800001500U2, 21111921104800001500U4, 21111921104800001700U3.

**Activity Progress Narrative:**

Louisville Metro Government contracted with New Directions Housing to redevelop 2 properties in the Parkland neighborhood in Louisville into a 7-unit scattered site rental project. All funds are expended and drawn and units are complete and occupied.



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Equity - sale of tax credits	\$7,850,000.00
Lenders - 1st mortgage loans	\$500,000.00
Louisville Metro Government	\$800,000.00
Total Other Funding Sources	\$0.00

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